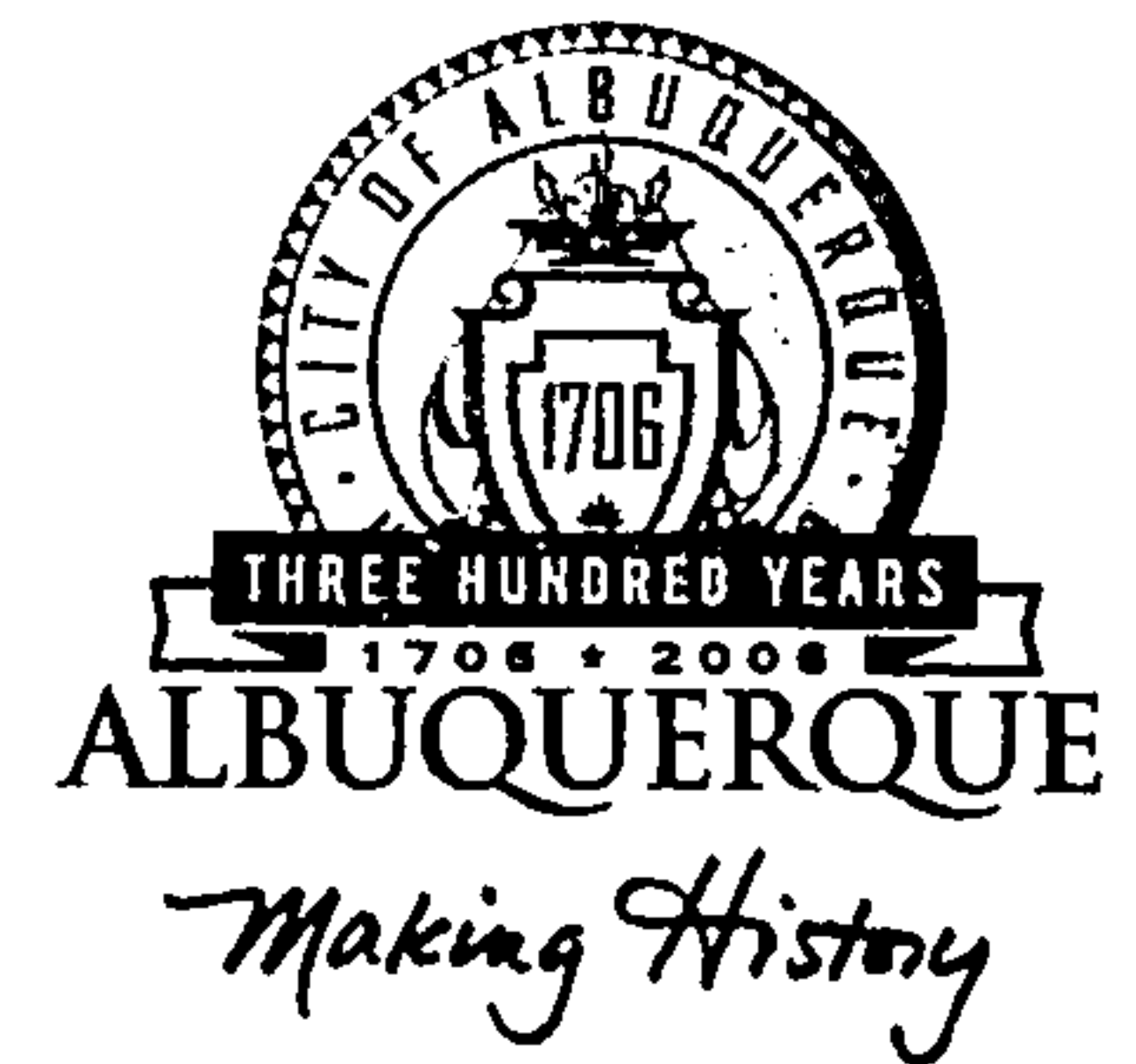


# CITY OF ALBUQUERQUE



February 22, 2006

Mr. Ron Bohannon, P.E.  
**TIERRA WEST, LLC**  
8509 Jefferson St. NE  
Albuquerque, NM 87113

**Re: WALGREENS @ MOUNTAIN RUN SHOPPING CENTER**  
**5850 Eubank Blvd. NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Approved Engineer's Stamp dated 11/18/2002 (E-21/D32)**  
**Certification dated 02/03/2006**

Dear Ron:

P.O. Box 1293

Based upon the information provided in your submittal received 02/21/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

*Arlene V. Portillo*

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: Sara Abeyta  
CO Clerk  
File

# **DRAINAGE REPORT**

**for**

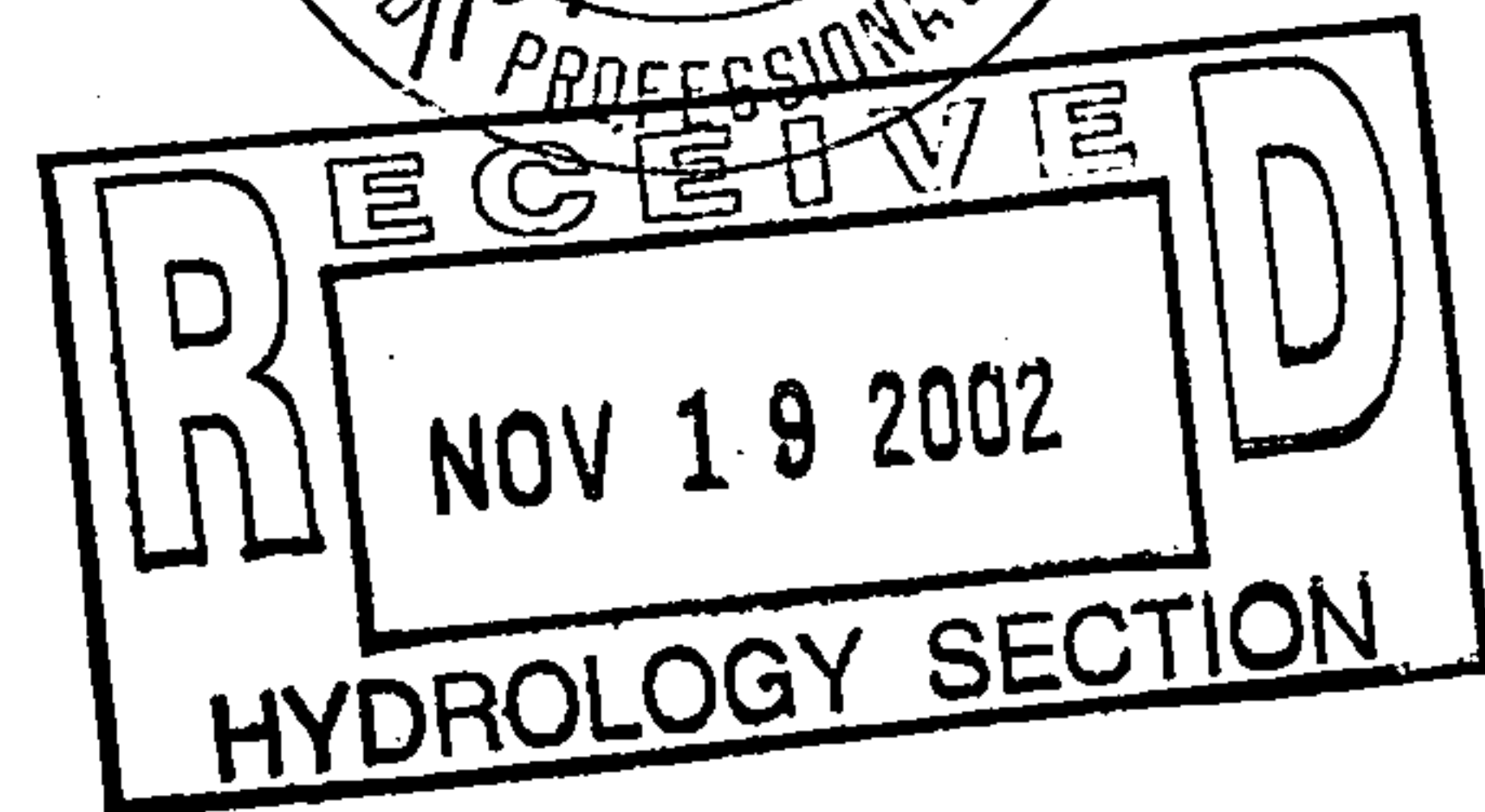
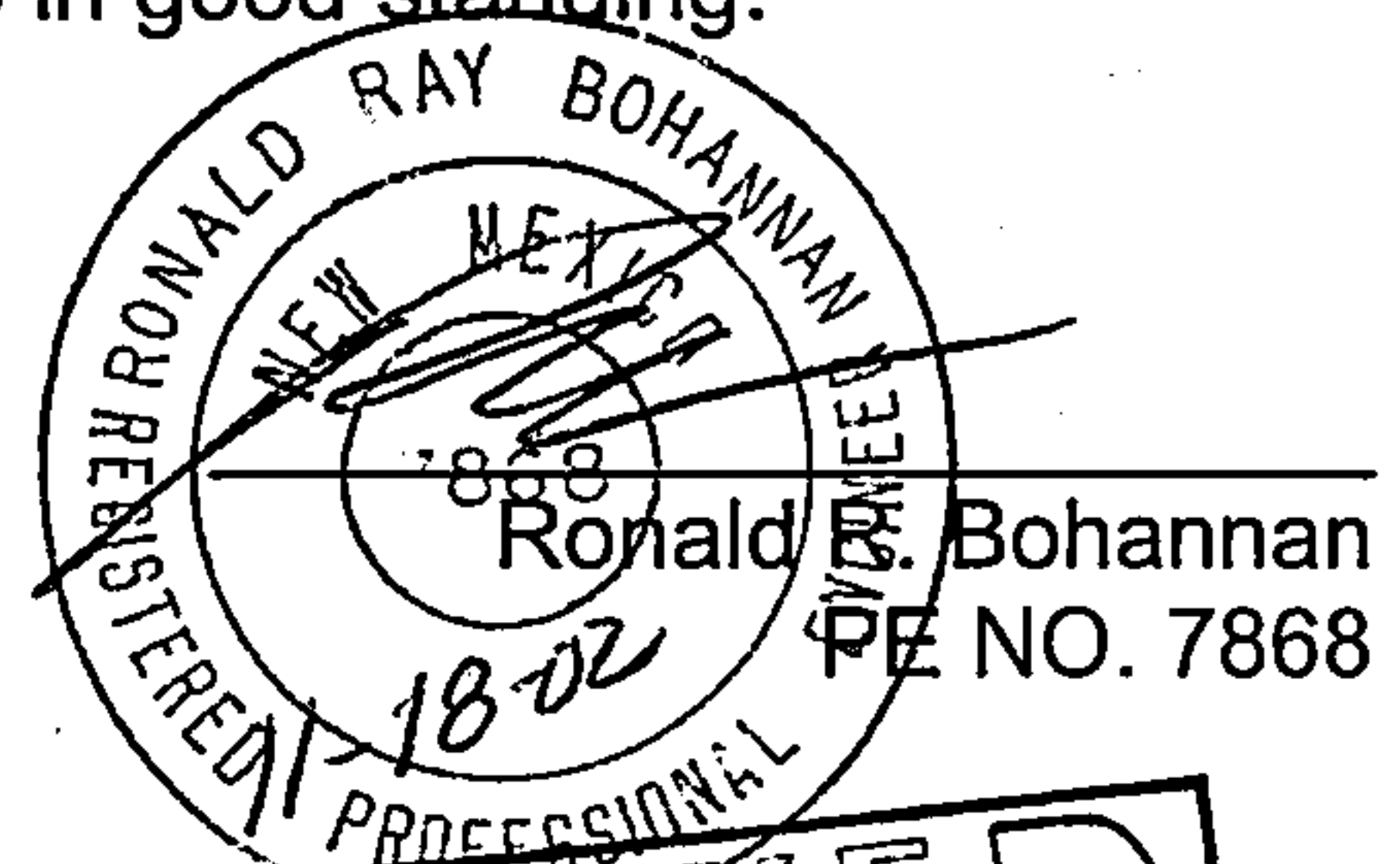
**MOUNTAIN RUN WALGREEN'S  
Lot 4 Mountain Run  
5850 Eubank Boulevard NE  
Albuquerque, New Mexico**

Prepared by:

Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113

November, 2002

I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing.



Job No 220030

## **PURPOSE**

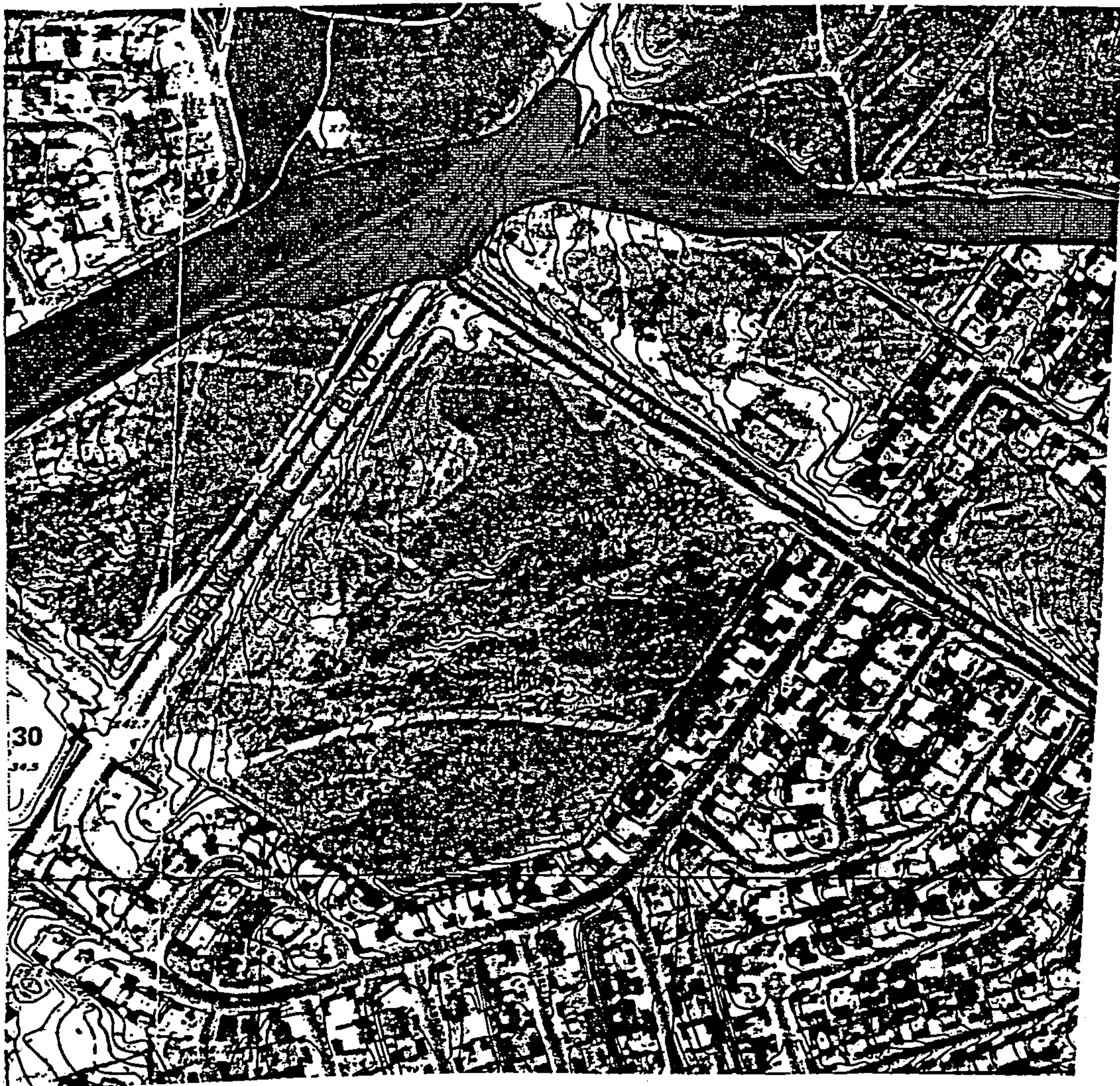
The purpose of this report is to provide the drainage management plan for the development of Lot 4, Mountain Run Shopping Center. This plan will be utilized for the re-development of the subject property as a Walgreen's Store. This plan is in accordance with the DPM, Chapter 22, Hydrology Section. This report will demonstrate that the proposed improvements do not adversely effect the surrounding properties nor the upstream or downstream facilities.

## **INTRODUCTION**

The subject of this report, as shown on the Exhibit A vicinity map, is a 1.4911-acre parcel of land located on the northeast corner of the Mountain Run Shopping Center. The site is located on Zone Atlas page E-21-Z. The site currently exists as a portion of the shopping center with an existing building. The legal description of the property is Lot 4 Mountain Run Shopping Center. As shown on FIRM map 3500020018, the site does not lie within any flood zone.

This site was analyzed within the Master Drainage Report and Grading Plan for Mountain Run Shopping Center (E-21-Z) previously submitted by BHI, with the approved date of September 1983, and shown in Appendix A. The report used the SCS method of discharge which included the commercial site of 10.73 acres and the surrounding apartment complex and pad development. This site lies totally within the commercial tract shown in the approved plan. The approved plan allows free discharge from the site to Layton Place. This report will show that the developed conditions will meet or decrease the flow that is currently free discharging to Layton Place.





**FLOODWAY**  
**FLOOD BOUNDARY AND**  
**FLOODWAY MAP**

CITY OF  
**ALBUQUERQUE,**  
**NEW MEXICO**  
 BERNALILLO COUNTY



**COMMUNITY-PANEL NUMBER**

**350002 0018**

**EFFECTIVE DATE:**  
**OCTOBER 14, 1983**

**Federal Emergency Management Agency**

**Exhibit B – FIRM Map**



## **EXISTING CONDITIONS**

The site slopes from east to west, with general grades of 3%. The site is currently developed with an existing building. The site was previously analyzed using the SCS method and classified soil type "B". A runoff coefficient of 0.86 was used. We completed the runoff using the weighted "E" method for simplicity and the results are comparable. We analyzed the site by using the existing center and computed the percentage of impervious area. We then compared this to the newly developed condition over the same area and increased the impervious area by 400 square feet.

## **PROPOSED CONDITIONS**

The proposed improvements consist of the construction of a 13,544 square foot Walgreen's and its associated parking lot with a drive through. As shown in Map Pocket B, the entire site lies within the shopping center as described within the Master Drainage Plan. As shown in the calculations section, the proposed land treatments are consistent with the developed condition assumptions. Currently, Juan Tabo Boulevard eliminates all the offsite flows that enter from the east and north. The site is being redeveloped so the existing runoff is high. The undeveloped Basins are labeled A & B and match the proposed Basins 1 & 2.

As shown on the Basin Map exhibit in Map Pocket A, the site consists of two (2) onsite basins. Basin 1 contains the west half of the roof and that portion of the site to the entrance of Juan Tabo. Basin 2 contains the remaining portion of the roof and the rear of the store. As shown in Appendix A, Basin 1 generates 2.6073 cfs and Basin 2 generates 6.8228 cfs during a predicted 100-year, 6-hour storm event. The proposed Grading Plan is included in Map Pocket B of this report. This flow will combine with the existing shopping center and discharge the combined onsite and offsite flows of 53.5 cfs. to Layton Place at the southwest corner of the site, as described within the approved Master Drainage Study for the Mountain Run Shopping Center.

## **SUMMARY AND RECOMMENDATIONS**

This site is an existing pad within the Mountain Run Shopping Center, which is an existing commercial center. The City of Albuquerque Hydrology Section approved the drainage management plan for the entire center in September of 1983. The proposed improvements are consistent with the land treatment types used for the developed condition for this site within the Mountain Run Shopping Center. The development of this site is consistent with the DPM, Chapter 22, Hydrology section. Since this site encompasses less than five (5) acres, a NPDES permit is not required prior to any construction activity. There are no improvements required within City right-of-way, therefore, an infrastructure list is not required. It is recommended this development be approved for rough grading and Site Plan for Building Permit.

The Site is @ Zone 4

## RUNOFF CALCULATIONS

JN 220030

## LAND TREATMENT

Proposed Existing

B = 12.33 B = 11.68%

D = 87.67 D = 88.32%

## DEPTH (INCHES) @ 100-YEAR STORM

P60 = 2.23

P360 = 2.90

P1440 = 3.65

## DEPTH (INCHES) @ 10-YEAR STORM

P60 = 2.23 x 0.667 = 1.49

P360 = 2.90 x 0.67 = 1.93

## Zone 4

## Land Treatment

From Table A-8 Soil Treatment

	A	B	C	D
Weighted E 100 yr.	0.8	1.08	1.46	2.64
Weighted E 10 yr.	0.28	0.46	0.73	1.69

## Peak Discharge

From Table A-9

100 Yr	2.2	2.92	3.73	5.25
10 Yr	0.87	1.45	2.26	3.57

## Volume Undeveloped

	Total	Acre "A"	Acre "B"	Acre "C"	Acre "D"	Weight E 100	E 10	V 100 Yr	V 10 Yr
Basin A	0.5336	0.0000	0.0518	0.0000	0.4818	2.4886	1.5706	0.1107	0.0698
Basin B	1.3551	0.0000	0.1468	0.0000	1.2083	2.4710	1.5568	0.2790	0.1758

## Volume Developed

	Total	Acre "A"	Acre "B"	Acre "C"	Acre "D"	Weight E 100	E 10	V 100 Yr	V 10 Yr
Basin 1	0.5336	0.0000	0.0833	0.0000	0.4503	2.3965	1.4980	0.1066	0.0666
Basin 2	1.3551	0.0000	0.1251	0.0000	1.2300	2.4960	1.5764	0.2819	0.1780

## Peak Discharge

	Total	Acre "A"	Acre "B"	Acre "C"	Acre "D"	Q 100 Yr	Q 10 Yr
Basin A	0.5336	0.0000	0.0518	0.0000	0.4818	2.6807	1.7951
Basin B	1.3551	0.0000	0.1468	0.0000	1.2083	6.7722	4.5265
Basin 1	0.5336	0.0000	0.0833	0.0000	0.4503	2.6073	1.7284
Basin 2	1.3551	0.0000	0.1251	0.0000	1.2300	6.8228	4.5725

## EXISTING CONDITION

Total Area	=	82,677 sf
Impervious Area	=	8,647 sf
Pervious Area	=	74,030 sf

### Basin 1

Total Area	=	23,242 sf
Impervious Area	=	2,254 sf
Pervious Area	=	20,988 sf

### Basin 2

Total Area	=	59,027 sf
Impervious Area	=	6,393 sf
Pervious Area	=	52,634 sf



**DEVELOPED CONDITION**

Total Area	=	82,677 sf
Impervious Area	=	9,074 sf
Pervious Area	=	73,603 sf

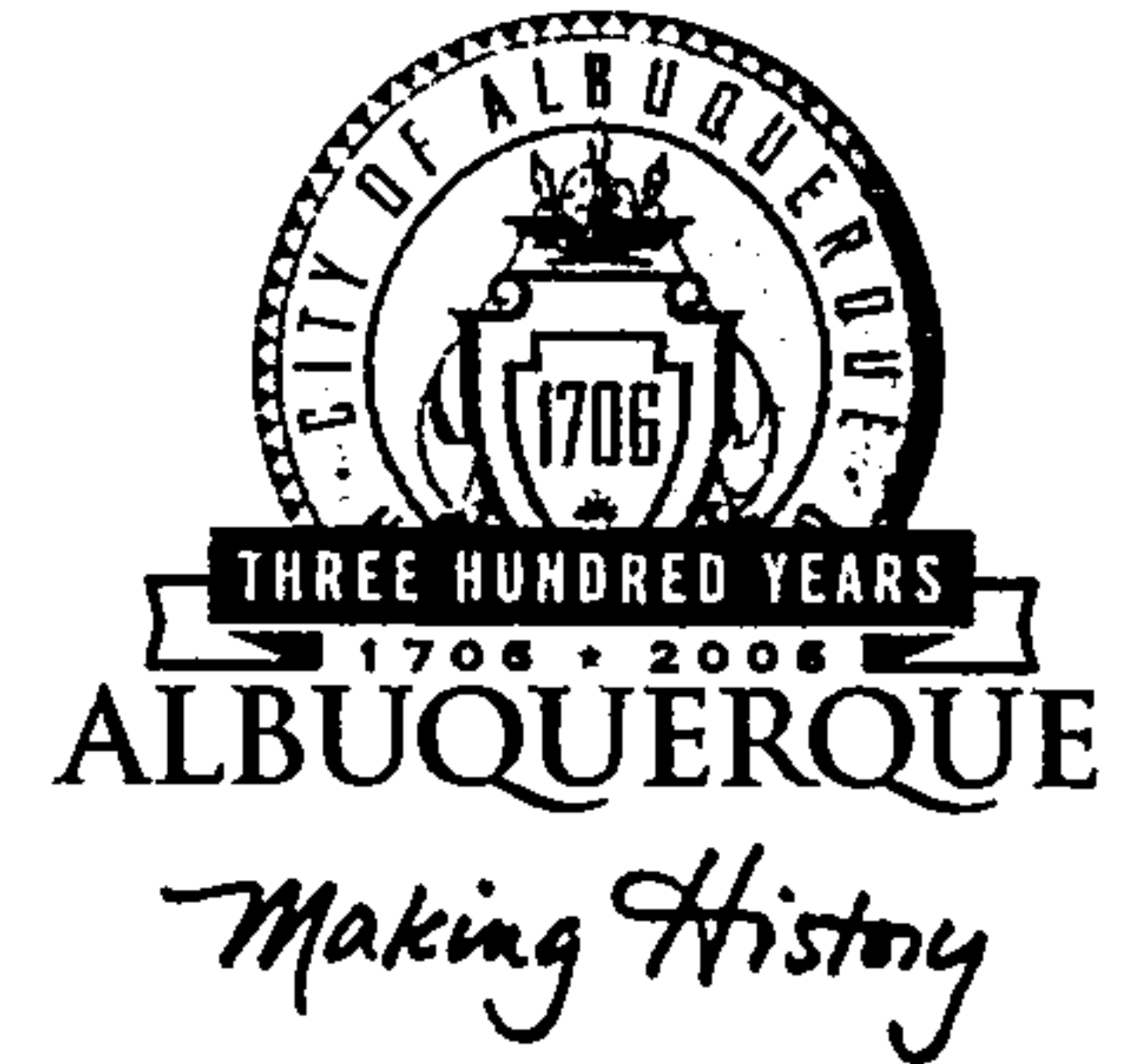
**Basin 1**

Total Area	=	23,242 sf
Impervious Area	=	3,627 sf
Pervious Area	=	19,615 sf

**Basin 2**

Total Area	=	59,027 sf
Impervious Area	=	5,447 sf
Pervious Area	=	53,580 sf

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

February 22, 2006

Ronald R. Bohannon, P.E.  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Walgreens at Mountain Run Shopping Center, [E-21 / D32]  
5850 Eubank NE  
Engineer's Stamp Dated 02/15/06

Dear Mr. Bohannon:

P.O. Box 1293

The TCL / Letter of Certification submitted on February 21, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

[www.cabq.gov](http://www.cabq.gov)

c: Engineer  
Hydrology file  
CO Clerk

# TIERRA WEST, LLC

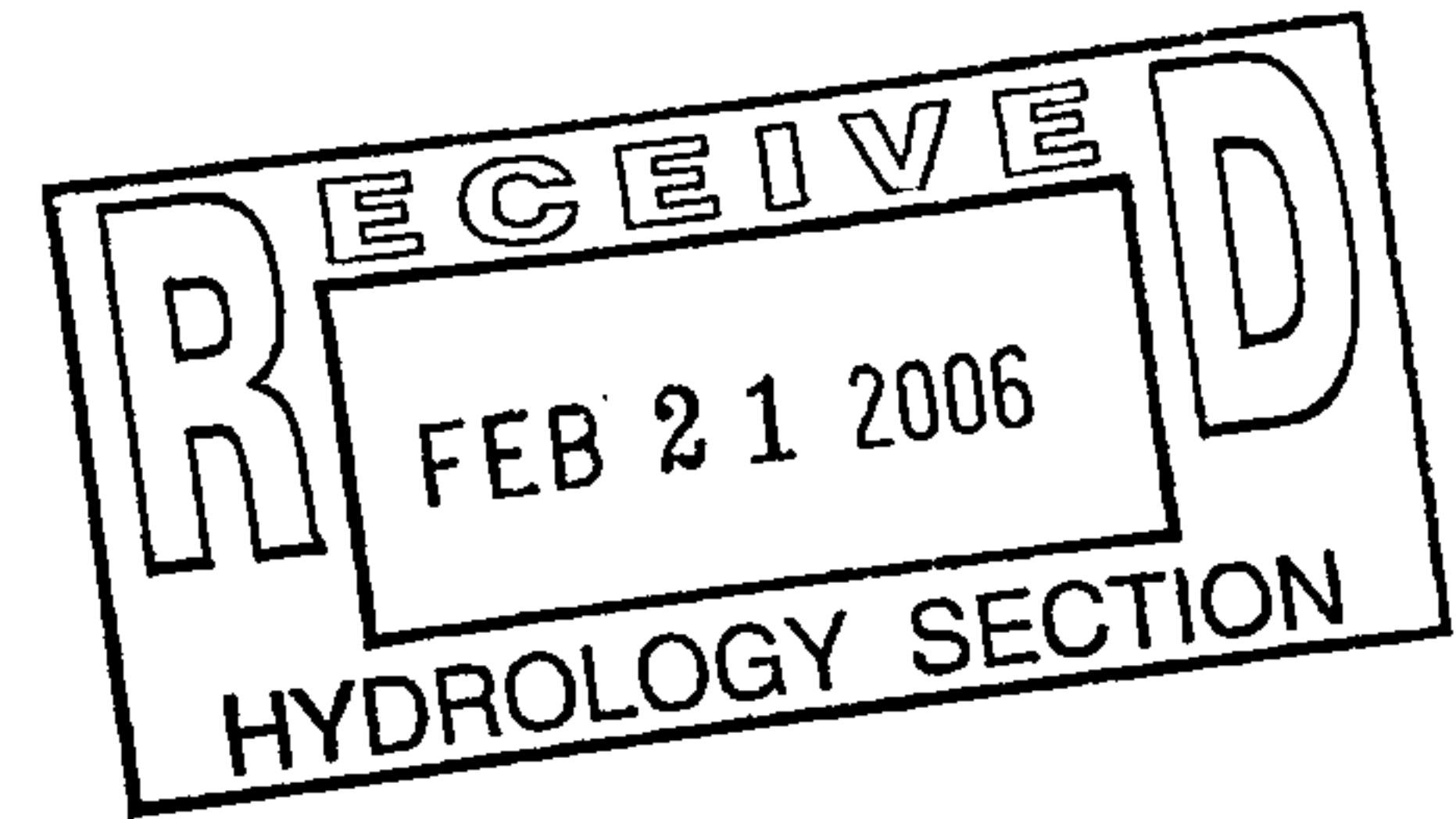
8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

February 15, 2006

Mr. Nilo Salgado-Fernandez, PE  
Development and Building Services  
Public Works Department  
PO Box 1293  
Albuquerque, NM 87103

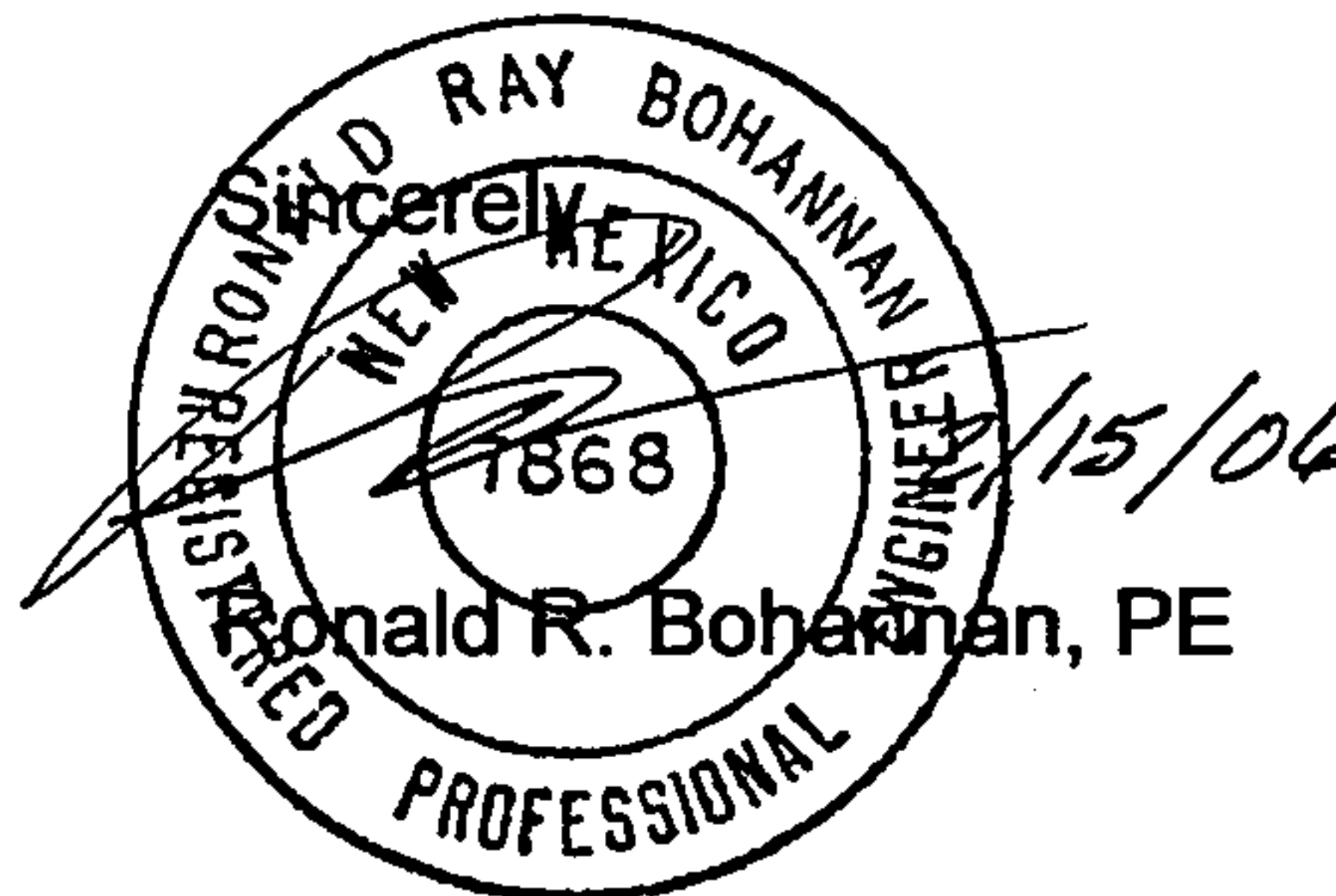


**RE: Certified Traffic Control Layout for Permanent Certificate of Occupancy  
Walgreens at Mountain Run Shopping Center  
5850 Eubank NE**

Dear Mr. Salgado-Fernandez:

Tierra West, LLC requests a Final Certification of the As-Built Approved Administrative Amended Traffic Control Layout for the Walgreen's at Mountain Run located at 5850 Eubank NE. Enclosed, please find the information sheet and As-Built Administrative Amended Traffic Control Layout. Field Verification of the site was completed by this office and is in substantial compliance with the approved plan. Therefore we are requesting Certification of the TCL for Permanent Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.



Enclosure/s

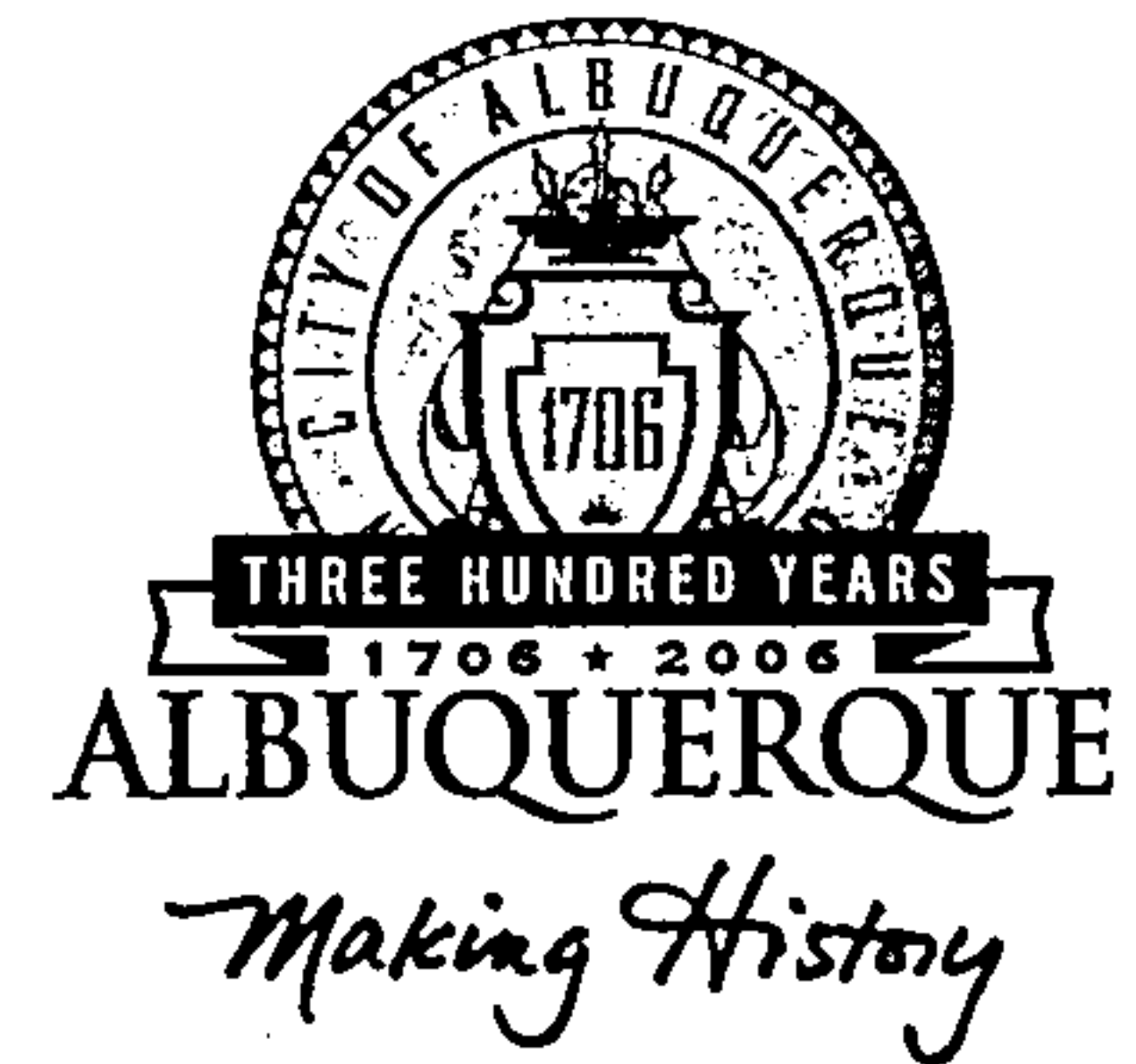
cc: Paul Blanchard

JN: 22030  
RRB/rw

22030FinalTCLCert020206



# CITY OF ALBUQUERQUE



September 17, 2004

Ronald Bohannon, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Walgreens at Mountain Run, 5850 Eubank NE, Traffic Circulation Layout  
Engineer's Stamp dated 9-13-04 (E21-D32)

Dear Mr. Bohannon,

The TCL submittal received 9-17-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Wilfred A. Gallegos, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

cc: file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 2002

Ron Bohannon, PE  
Tierra West LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Mountain Run Walgreen's Drainage Report and Traffic Circulation Layout**  
**Engineer Stamp date 11-18-02 (E21/D32)**

*TCL Stamp Date 12/17/02*

Dear Mr. Bohannon,

Based on information provided in your submittal dated 11-19-02, the above referenced report and TCL is approved for Building Permit. Please include both plans in the construction sets prior to signoff by Hydrology and Transportation.

Prior to Certificate of Occupancy release, an Engineer's Certification of both of these plans will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

*Bradley L. Bingham*

Bradley L. Bingham, PE  
Sr. Engineer, Planning Dept.  
Development and Building Services

C: file